



## 10 Tinsley Close

Claypole, Newark, NG23 5BS



Book a Viewing

### £250,000

This beautifully extended detached family home is located in a cul-de-sac in the sought after village of Claypole, just minutes from Newark and Grantham. Offering spacious and flexible living, this property is perfect for growing families or those looking for extra living space. The Ground Floor features a lovely modern Kitchen Diner with plenty of workspace and storage, along with a handy Utility Room. The Open Plan Lounge and Dining Room provide an excellent space for entertaining, while a versatile Lobby Area makes for an ideal Home Office or Study Nook. A downstairs WC adds extra convenience. Upstairs, you will find four Bedrooms and a refitted Family Bathroom with stylish and contemporary fittings. The property benefits from a driveway and Single Garage, providing extra storage or Workshop space.





#### **SERVICES**

Mains electricity, water and drainage. Oil fired central heating.

**EPC RATING** – D.

**COUNCIL TAX BAND** – C.

**LOCAL AUTHORITY** - South Kesteven District Council.

**TENURE** - Freehold.

#### **VIEWINGS**

By prior appointment through Alasdair Morrison and Mundys.

#### **LOCATION**

Situated in the peaceful village of Claypole, the property enjoys a friendly community atmosphere, with local amenities including a village store, post office, and the popular Five Bells Inn. Well-regarded schools, excellent transport links via the A1, and nearby Newark train stations make this an ideal location for families and commuters alike.



#### **KITCHEN DINER**

16' 11" x 11' 2" (maximum into recess) (5.16m x 3.41m)  
Fitted with a range of modern wall, base units and drawers with work surfaces over, incorporating a 1 1/2 bowl sink unit with a stainless steel mixer tap, fitted oven, ceramic hob and extractor hood, space for a fridge freezer, under stair storage cupboard, inset spotlights, stairs to the First Floor Landing, radiator, uPVC double glazed windows to the front and rear elevations and opening through to the Utility Room Area.

#### **UTILITY ROOM AREA**

3' 10" x 5' 8" (1.19m x 1.75m) With matching wall and base units with work surface over and space below for a washing machine, tiled floor, inset spotlights, uPVC double glazed window to the rear elevation and uPVC double glazed door leading to the rear garden.



#### **LIVING ROOM**

16' 10" x 10' 5" (5.15m x 3.18m) With uPVC double glazed bay window to the front elevation, coving to ceiling, radiator, ceiling rose, electric fire suite and archway leading through to the Dining Room.

#### **DINING ROOM**

10' 0" x 9' 4" (3.06m x 2.85m) With uPVC double glazed window to the side elevation, uPVC double glazed patio doors leading to the rear garden, coving to ceiling, ceiling rose and radiator.

#### **INNER LOBBY**

4' 7" x 6' 1" (1.41m x 1.87m) With uPVC double glazed window to the rear elevation, radiator and a door leading to the WC.

#### **WC**

6' 1" x 2' 11" (1.87m x 0.91m) Suite comprising a low level WC and wash hand basin, tiled splash-backs, radiator, coving to ceiling and uPVC double glazed opaque window to the rear elevation.

#### **FIRST FLOOR LANDING**

With galleried balustrade, uPVC double glazed window to the rear elevation, access to the loft and doors to the Bedrooms and Bathroom.

#### **BEDROOM ONE**

10' 5" (plus recess) x 8' 11" (3.18m x 2.74m) With uPVC double glazed window to the front elevation and radiator.

#### **BEDROOM TWO**

10' 0" x 9' 4" (3.05m x 2.87m) With uPVC double glazed window to the rear elevation and radiator.

#### **BEDROOM THREE**

7' 8" x 10' 5" (2.36m x 3.18m) With uPVC double glazed window to the side elevation and radiator.

#### **BEDROOM FOUR**

8' 2" x 5' 6" (plus recess) (2.51m x 1.70m) With uPVC double glazed window to the front elevation and radiator.



## BATHROOM

A modern re-fitted suite comprising a bath with a mixer shower attachment and an electric shower over, pedestal wash hand basin and low level WC, inset spotlights, tiled splash-backs, and uPVC double glazed opaque window to the side elevation.

## GARAGE

12' 11" x 8' 10" (3.94m x 2.70m) Having an up and over door.

### WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at [mundys.net](http://mundys.net)

### SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

### REFERRAL FEE INFORMATION – HOW WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & Co and Gison Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, Callum Lyman and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct them we will receive a referral fee of up to £125.

Coverings will be able to provide information and services they offer relating to removals. Should you decide to instruct them we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct, Mundys Financial Services will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

### BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

### GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

### NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

### GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they refer to themselves and the vendors (Lessors) for whom they act as Agents given their ethical:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatsoever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC 353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.



Total area: approx. 106.5 sq. metres (1146.3 sq. feet)

For illustration purposes only.  
Plan produced using PlanUp.

26 Kirkgate  
Newark  
NG24 1AB  
[newark@amorrison-mundys.net](mailto:newark@amorrison-mundys.net)  
01636 700888

22 King Street  
Southwell  
NG25 0EN  
[southwell@amorrison-mundys.net](mailto:southwell@amorrison-mundys.net)  
01636 813971

29 Silver Street  
Lincoln  
LN2 1AS  
[info@mundys.net](mailto:info@mundys.net)  
01522 510044

22 Queen Steet  
Market Rasen  
LN8 3EH  
[info@mundys.net](mailto:info@mundys.net)  
01673 847487

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.